

# Extract for Planned Development

---

## Journal of the Proceedings of the City Council of the City of Chicago, Illinois

Portions of this document are taken directly from The City of Chicago's Office of the City Clerk, City Council's Journal of the Proceedings.

Related documentation pertaining to this Planned Development may also be included.

---

*Reclassification of Area Shown on Map No. 1-F.**Be It Ordained by the City Council of the City of Chicago:*

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the B7-6 General Central Business District symbols and indications as shown on Map No. 1-F in the area bounded by

W. Superior Street; W. Huron Street; N. State Street; and N. Dearborn Street

to the designation of a Residential-Business Planned Development which is hereby established in the area above described, subject to such use and bulk regulations as are set forth in the Plan of Development herewith attached and made a part hereof and to no others.

[Plan of Development printed on pages 3528-3533 of this Journal]

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

*Reclassification of Area Shown on Map No. 5-F.**Be It Ordained by the City Council of the City of Chicago:*

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the R5 General Residence District symbols and indications as shown on Map No. 5-F in the area bounded by

W. Eugenie Street; N. Hudson Avenue; W. North Avenue; N. Cleveland Avenue; a line 281 feet north of W. North Avenue; a line from a point 281 feet north of W. North Avenue and 54 feet east of N. Cleveland Avenue, to a point 315.06 feet north of W. North Avenue and 34.90 feet west of N. St. Michael's Court; a line 315.06 feet north of W. North Avenue; a line from a point 315.06 feet north of W. North Avenue along the west line of N. St. Michael's Court, to a point 169.97 feet south of W. Eugenie Street along the east line of N. St. Michael's Court; the east line of N. St. Michael's Court; a line 92.31 feet south of W. Eugenie Street; and a line 47.19 feet east of N. St. Michael's Court

to the designation of a Residential Planned Development which is hereby established in the area above described, subject to such use and bulk regulations as are set forth in the Plan of Development herewith attached and made a part thereof and to no others.

[Plan of Development printed on pages 3534-3538 of this Journal]

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

*Reclassification of Area Shown on Map No. 10-F.**Be It Ordained by the City Council of the City of Chicago.*

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the R7 General Residence District symbols and indications as shown on Map Nos. 11-F and 11-G in the area bounded by

the alley next north of and parallel to W. 45th Street; S. Normal Avenue; W. 45th Street; and a line 24 feet west of S. Normal Avenue

to those of an R5 General Residence District, and a corresponding use district is hereby established in the area above described.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

*Reclassification of Area Shown on Map Nos. 11-F and 11-G.**Be It Ordained by the City Council of the City of Chicago:*

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the R7 General Residence District symbols and indications as shown on Map Nos. 11-F and 11-G in the area bounded by

W. Montrose Avenue; N. Marine Drive; a line 125 feet south of W. Junior Terrace; a line 350 feet east of N. Clarendon Avenue; a line 109 feet north of W. Hutchinson Street; N. Clarendon Avenue; W. Junior Terrace; a line 170 feet west of N. Clarendon Avenue; a line 126 feet north of W. Junior Terrace; and N. Hazel Street

to those of an R5 General Residence District, and a corresponding use district is hereby established in the area above described.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

*Reclassification of Area Shown on Map No. 11-L.**Be It Ordained by the City Council of the City of Chicago:*

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the B4-1 Restricted Service District symbols and indications as shown on Map No. 11-L in area bounded by

a line 319.25 feet north of and parallel to N. Laramie Avenue; the alley next east of and parallel to N. Milwaukee Avenue; N. Laramie Avenue; and N. Milwaukee Avenue

to those of a B4-2 Restricted Service District, and a corresponding use district is hereby established in the area above described.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

*Reclassification of Area Shown on Map No. 19-I.  
(Substitute Ordinance)**Be It Ordained by the City Council of the City of Chicago:*

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the Residential Planned Development symbols and indications as shown on Map 19-I in the area bounded by

(continued on page 3539)

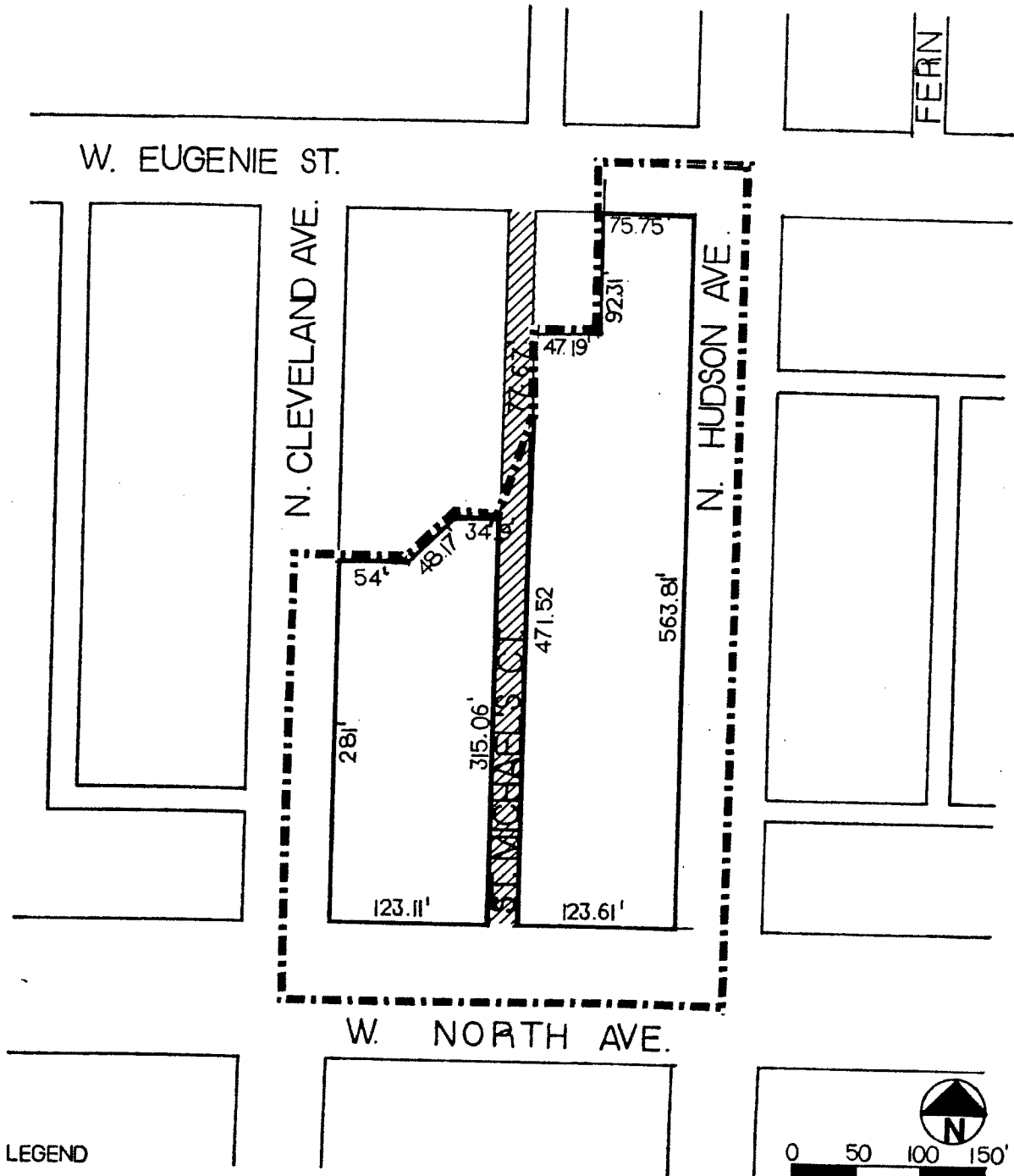
RESIDENTIAL PLANNED DEVELOPMENT No. 238STATEMENTS

1. The area delineated hereon as "Residential Planned Development" is controlled by The Lincoln Plaza Company, as contract purchaser.
2. Off-street parking and off-street loading facilities shall be provided in compliance with the Planned Development.
3. Any dedication or vacation of streets or re-subdivision of parcels shall require a separate submittal on behalf of The Lincoln Plaza Company and approval by the City Council.
4. All applicable official reviews, approvals or permits are required to be obtained by The Lincoln Plaza Company or its successor.
5. Service drives or any other ingress or egress lanes not heretofore proposed to be dedicated, shall be adequately designed and paved in accordance with the regulations of the Department of Streets and Sanitation and in compliance with the Municipal Code of Chicago, to provide ingress egress for motor vehicles, including emergency vehicles. There shall be no parking permitted within such paved areas.
6. Use of land will consist of dwelling units, related recreational uses, and off-street parking.
7. The following information sets forth data concerning the property included in said development and a generalized Land Use Plan (Site Plan) illustrating the development of said property in accordance with the intent and purpose of the Chicago Zoning Ordinance.
8. Identification signs may be permitted within the area delineated herein as Residential Planned Development, subject to the review and approval of the Commissioner of the Department of Planning, and the Department of Inspectional Services. There shall be no advertising signs permitted.
9. The Planned Development, hereby attached, shall be subject to the "Rules and Regulations and Procedures in Relation to Planned Development", as adopted by the Commissioner of the Department of Planning.

APPLICANT: The Lincoln Plaza Company

DATE: April 15, 1980





RESIDENTIAL-PLANNED DEVELOPMENT  
PROPERTY LINE MAP AND RIGHT - OF - WAY ADJUSTMENT

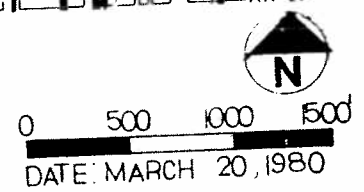


APPLICANT: THE LINCOLN PI Δ 7 Δ COMPANY

DATE: MARCH 20, 1980

LEGEND

	RESIDENTIAL PLANNED DEVELOPMENT
	ZONING DISTRICT BOUNDARY
	PREFERENTIAL STREETS
	PARKS AND PLAYGROUNDS



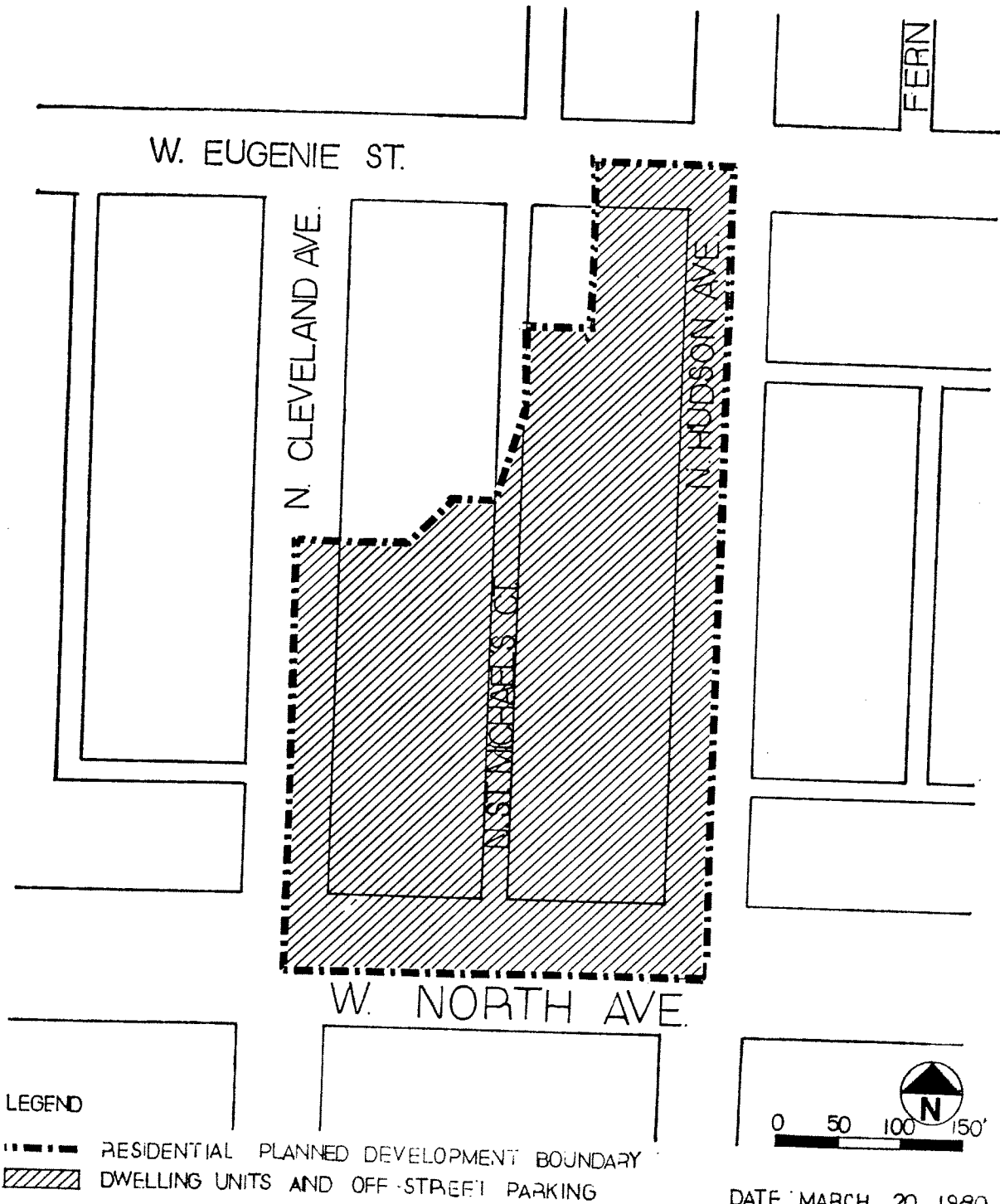
APPLICANT: THE LINCOLN PLAZA COMPANY

July 8, 1980

UNFINISHED BUSINESS

3537

# RESIDENTIAL- PLANNED DEVELOPMENT GENERALIZED LAND USE PLAN



DATE: MARCH 20, 1980

APPLICANT: THE LINCOLN PLAZA COMPANY

RESIDENTIAL PLANNED DEVELOPMENT  
PLANNED DEVELOPMENT USE, BULK REGULATIONS  
AND OTHER DATA

Net Site Area Sq. Ft. - Acres	General Description of Land Use	F.A.R.	% of Land Coverage
107,132 - 2.46	A total of one hundred and thirty (130) residential dwelling units. Some of these units will be located in the existing High School and Brothers House and some will be located in newly constructed townhouse buildings.	1.87	56%

<u>Net Site Area</u>	+	<u>Area of Public Streets &amp; Alleys</u>	=	<u>Gross Site Area</u>
107,132 sq. ft.		53,626 sq. ft.		160,757 sq. ft. (3.69 acres)

Minimum Number of Parking Spaces: One space per dwelling unit

Number of Off-Street Loading Spaces: 1 berth  
10 ft. x 25 ft.

Periphery Stebacks at Property Lines;

Along Cleveland Avenue. . . . .	0'
Along Hudson Avenue . . . . .	0'
Along Eugenie Street. . . . .	0'
Along North Avenue. . . . .	10'

Applicant: The Lincoln Plaza Company

Date: April 15, 1980